

RECORD OF SURVEY AND
BOUNDARY LINE ADJUSTMENT FOR
KATHRYN DUFF
AND
JAMES & PAULA HILTON
TO CREATE THE
DUFF AND HILTON
MINOR SUBDIVSION
LOCATED IN THE NW1/4 OF SECTION 28
TOWNSHIP 3 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Kathryn F. Duff, and to James and Paula Hilton, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment Plat:

ORIGINAL PROPERTY DESCRIPTIONS

TRACT #1
ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 5 JUNE 2012
AS FOUND BY ENTRY #460206 IN BOOK A682 AT PAGES 145-146

TOWNSHIP 3 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 28: The East half of the Northwest quarter of the Northeast quarter of the Northwest quarter. Tax I.D. #3565-2-3

TRACT #2

TOWNSHIP 3 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 28: That portion of the East half of the East half of the Northwest quarter lying North of US Highway 40. EXCEPT: Beginning South 0°36'53" East 683 feet, from the North quarter corner; thence South 0°30'53" East 758.08 feet; thence West 233.02 feet; thence North 11°05'12" West 317.70 feet; thence North 4°03'50" West 474.80 feet; thence South 89°56'20" East 319.34 feet, to the beginning. Tax I.D. #3564

TRACT #3

ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 3 NOVEMBER 1999
AS FOUND BY ENTRY #337538 IN BOOK A322 AT PAGES 154-155

TOWNSHIP 3 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 28: Beginning at a point on the North-South quarter Section line and being South 0°36'53" East a distance of 683.00 feet from the North quarter corner; thence continuing South 0°36'53" East a distance of 785.08 feet along said quarter section line; thence West a distance of 233.02 feet; thence North 11°05'12" West a distance of 317.70 feet; thence North 4°03'50" West a distance of 474.80 feet; thence South 89°56'20" East a distance of 319.34 feet to the point of beginning.

NARRATIVE

PURPOSE OF SURVEY: Perform a property survey, and then prepare a Record of Survey and Boundary Line Adjustment plat.

BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #741.

SURVEY FINDINGS: As shown on the plat.

NOTE: This survey was performed at the request of Kathryn Duff. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah } s.s. Entry Number _____
County of Duchesne

Filed for recording at the request of _____ on this _____

day of _____, 20____. Time _____ Book _____ Page(s) _____

Fee: _____ Shelley Brennan Duchesne County Recorder

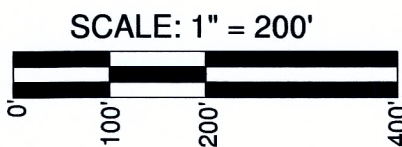
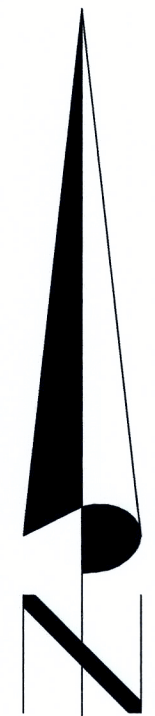
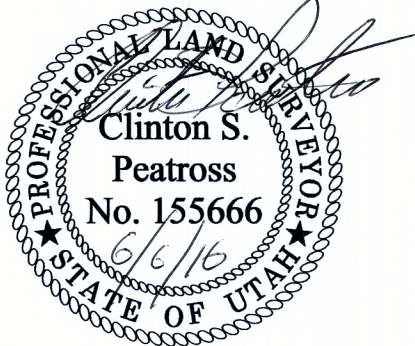
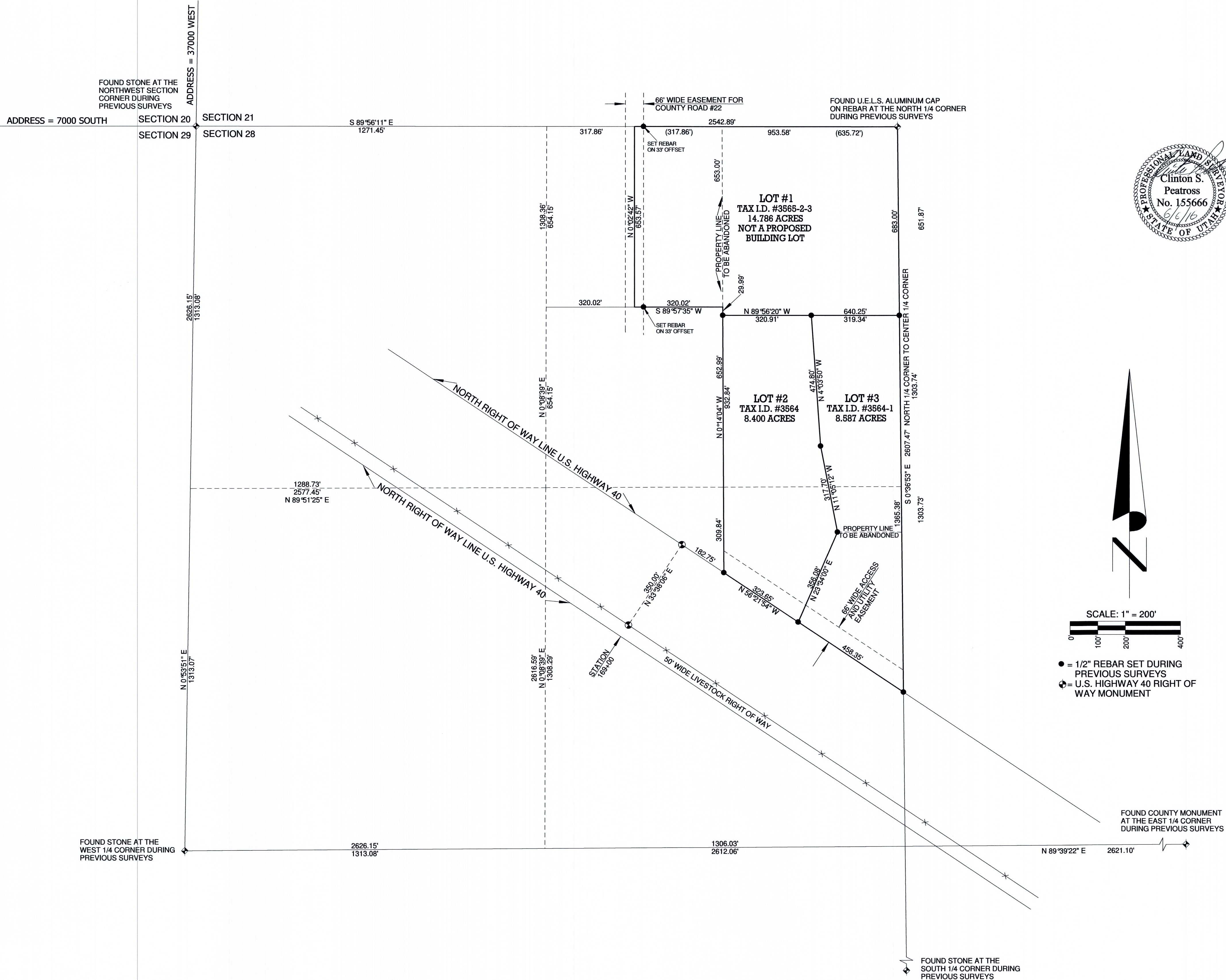
PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR

829 EAST 380 NORTH
HEBER CITY UTAH, 84032

CELL: (435)724-4386
email: cspeatross@utbanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 5/2/2016	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: KATHRYN DUFF JOB# 1244	

County Surveyor's File # 3386



- = 1/2" REBAR SET DURING PREVIOUS SURVEYS
- ◉ = U.S. HIGHWAY 40 RIGHT OF WAY MONUMENT

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

KATHRYN F. DUFF

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____

On this _____ day of _____, 20____, personally appeared before me,
KATHRYN F. DUFF, signer of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that she signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. _____ Notary Public

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

JAMES WARREN HILTON, III PAULA RUTH HILTON

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____

On this _____ day of _____, 20____, personally appeared before me,
JAMES WARREN HILTON, III and PAULA RUTH HILTON, signers of the above OWNER'S
ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. _____ Notary Public